

# BELAIR MANSION EVENT AND ENTERTAINMENT CENTER

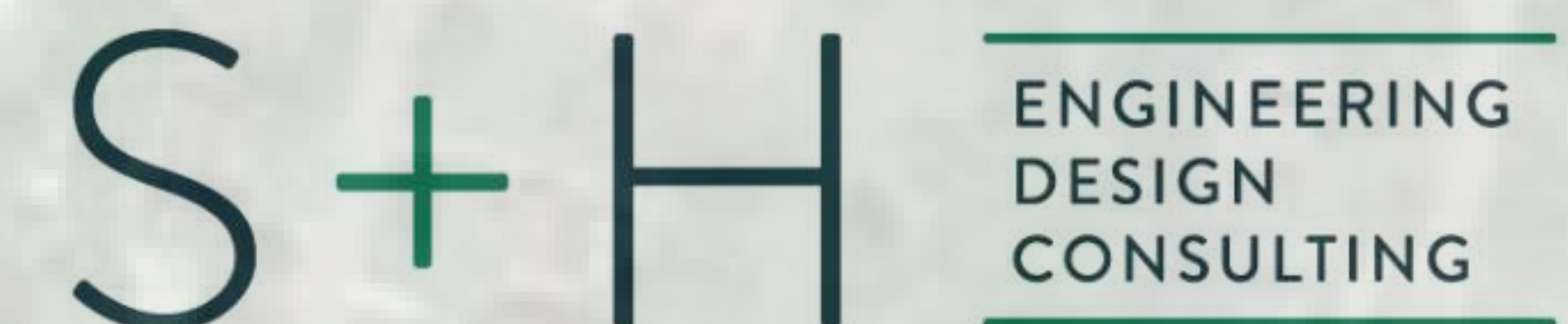
CASE NO. 2017NHL-002-003

# NEIGHBORHOOD OVERLAY AMMENDMENT APPLICATION

REVISION 1 - MAY 28, 2020

## INDEX OF DRAWINGS

2	PROJECT INFORMATION
3	SITE OVERVIEW
4	EXISTING CONDITIONS
5	SITE SPECIFIC PLAN
6	PROPOSED UTILITY & GRADING PLAN
7	ARCHITECTURAL ELEVATIONS
8	ARCHITECTURAL ELEVATIONS
9	LANDSCAPE PLAN



# PROJECT INFORMATION

NAME: BELAIR MANSION EVENT AND ENTERTAINMENT CENTER

COUNCIL DISTRICT: 15  
COUNCIL MEMBER: JEFF SYRACUSE

ADDRESS: 2250 LEBANON PIKE - 37210  
MAP & PARCEL NO.: 0950300800

OWNER OF RECORD: LEWIS AND CONNIE JAMES  
1255 GOSHENTOWN ROAD - 37075

EXISTING ZONING: R8 (OV-HPL) (OV-NHL) (OV-UDO) (OV-AIR)

ARCHITECT: STG DESIGN, INC.  
211 UNION STREET  
NASHVILLE, TN 37201  
CONTACT: DAN TANSEY  
EMAIL: dtansey@stgdesign.com  
PHONE: (615) 248-4400

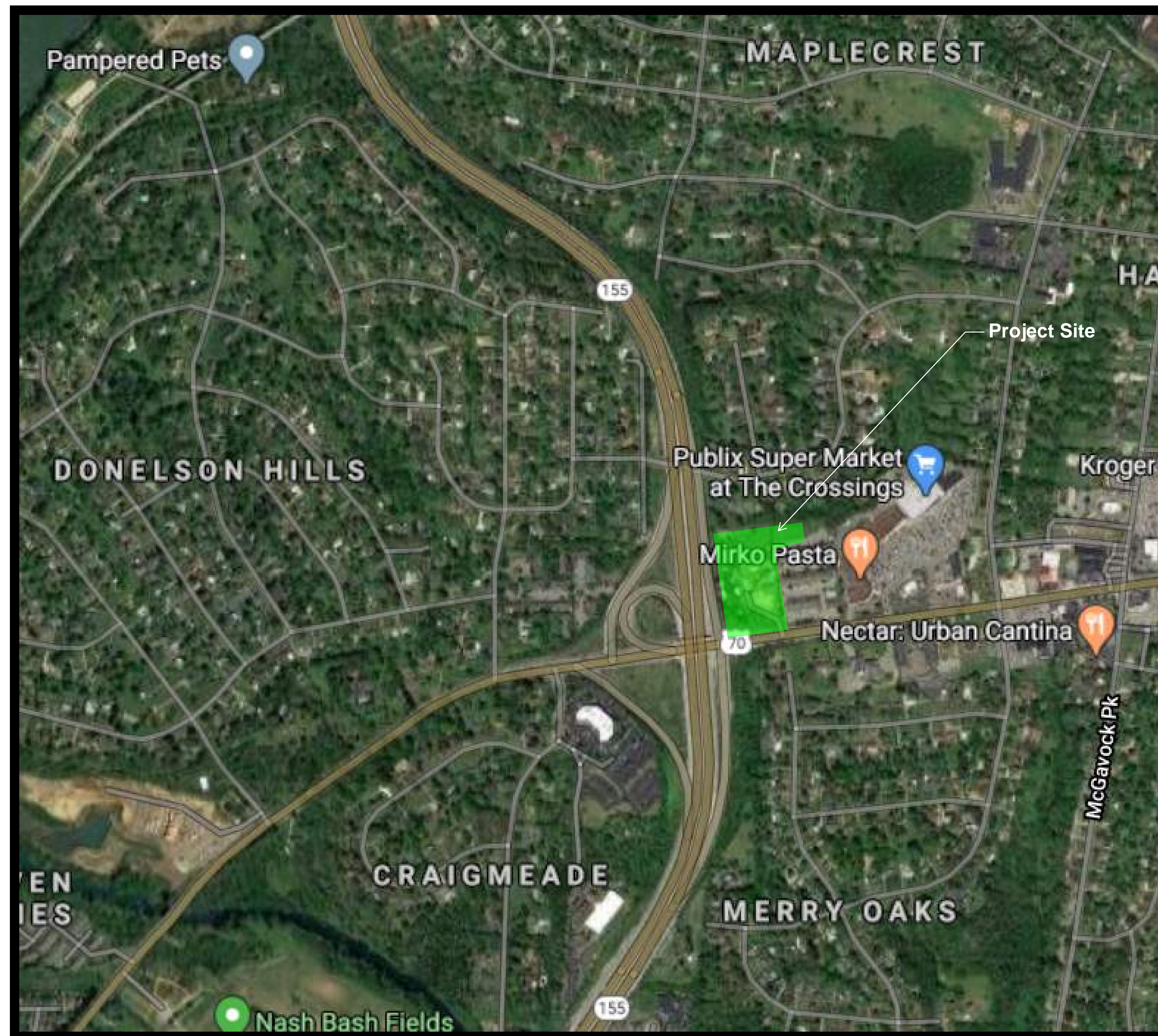
CIVIL ENGINEER: S+H GROUP, LLC  
2606 EUGENIA AVENUE, SUITE D  
NASHVILLE, TN 37211  
CONTACT: JOHN JACOBY, PE  
EMAIL: john@shgroupllc.com  
PHONE: (615) 647-8775

# PROJECT PURPOSE

THE PURPOSE OF THIS PROJECT IS TO AMEND THE EXISTING NEIGHBORHOOD OVERLAY. THE AMENDMENT WOULD ALLOW FOR THE CONSTRUCTION OF A NEW EVENT CENTER, PAVILION, AND PARKING AREA, ALONG WITH MISCELLANEOUS HARDSCAPES ASSOCIATED WITH SAID CONSTRUCTION.

# GENERAL PLAN CONSISTENCY

BELAIR MANSION IS LOCATED WITHIN THE DOWNTOWN DONELSON URBAN DESIGN OVERLAY. THE UDO INDICATED THAT THE BELAIR MANSION IS IN SUBDISTRICT 4, A RESIDENTIAL AND CIVIC CORRIDOR WHICH IS INTENDED TO CREATE DEVELOPMENT ALONG LEBANON PIKE CORRIDOR THAT PRESERVES THE RESIDENTIAL AND CIVIC CHARACTER OF THESE AREAS.



OVERALL VICINITY



SITE LOCATION

BRILEY PARKWAY

LEBANON PIKE

REVERE PLACE

JAMES A. & PAMELA M. CABAN  
PARCEL  
ID:08415011900  
INSTRUMENT  
#20120214-0012798  
LOT 7 CASTLEWOOD ESTATES  
PLAT BOOK 2331, PAGE 72

BARRY W. & ALLISON S. DEWALT  
PARCEL ID:08415012000  
DEED BOOK 10870, PAGE 395  
LOT 8 CASTLEWOOD ESTATES  
PLAT BOOK 2331, PAGE 72

BLUE HILLS COURT 50' R.O.W.  
PER P.B. 3842, PG. 251

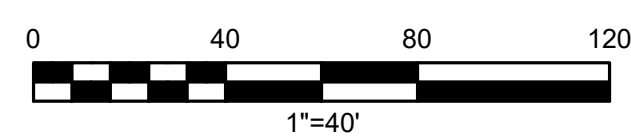
MARK D. UROUHART  
PARCEL  
ID:08415012100  
O.B. 5343, PG. 673  
LOT 9 CASTLEWOOD ESTATES  
PLAT BOOK 2331, PAGE 72

LAURENCO PROPERTIES, LLC  
PARCEL  
ID:08415012200  
INSTRUMENT  
#20140409-0029721  
LOT 10 CASTLEWOOD ESTATES  
PLAT BOOK 2331, PAGE 72

MAGNOLIA SQUARE  
CONDOMINIUMS  
DB 6685 PG 253

PARCEL ID NUMBERS  
09503000800

PROJECT BENCHMARK  
N/A



#### GENERAL NOTES

1. AS-BUILT SURVEY INFORMATION, INCLUDING TOPOGRAPHIC INFORMATION, CONDUCTED BY RJ CONSULTING ENGINEERING, (DATED JANUARY 28, 2020), UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING, AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO BEGINNING OF DEMOLITION, EXCAVATION, OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
3. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES, AND REASONS THEREOF, SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

TOP CASTING =  
807.00 IN(W) =  
800.00 IN(E) =  
500.11

TOP CASTING =  
805.00 IN(W) =  
800.00 IN(E) =  
496.12

EXISTING HYDRANT

5

6

7

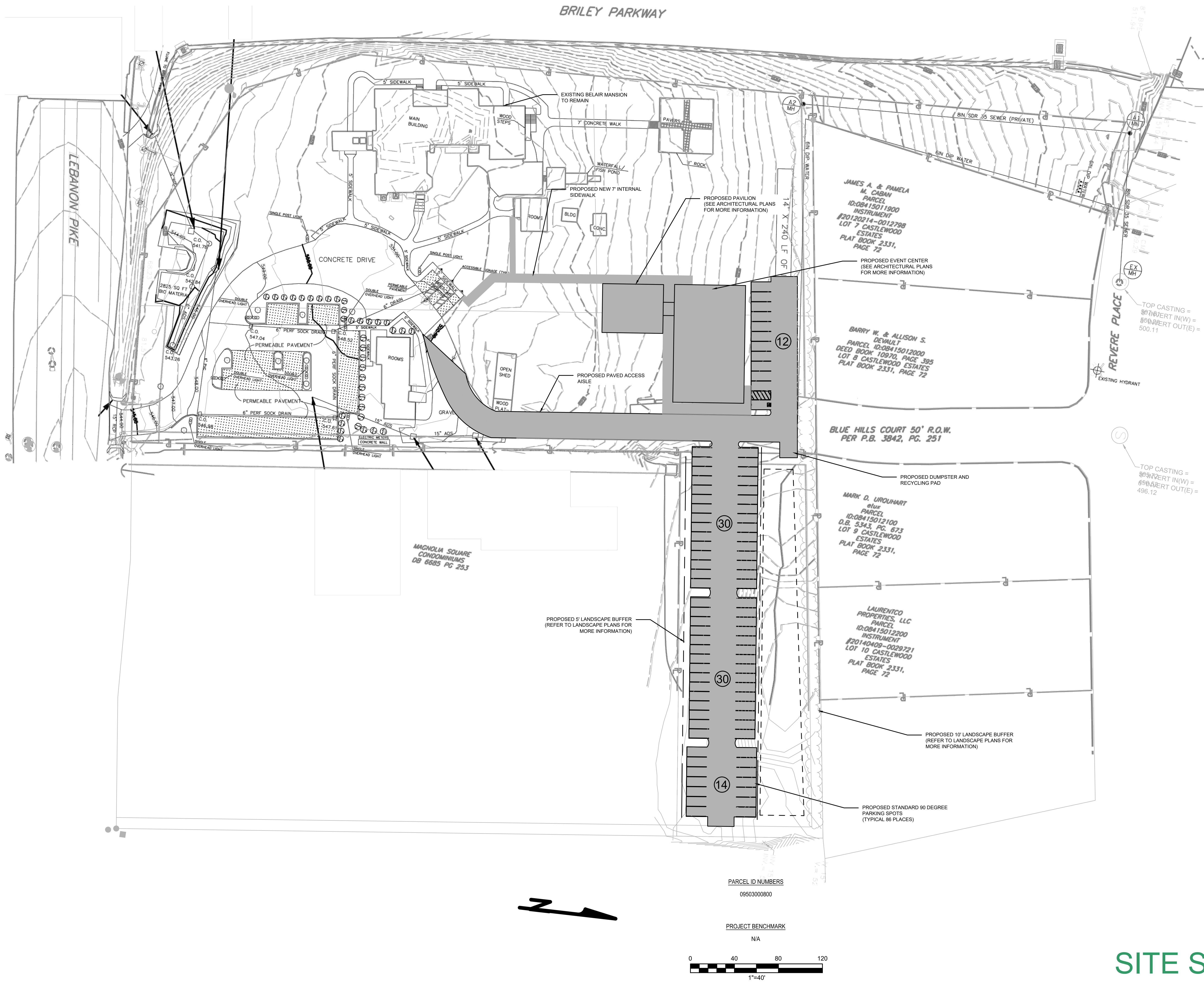
8

9

10

11

12



GENERAL NOTES:

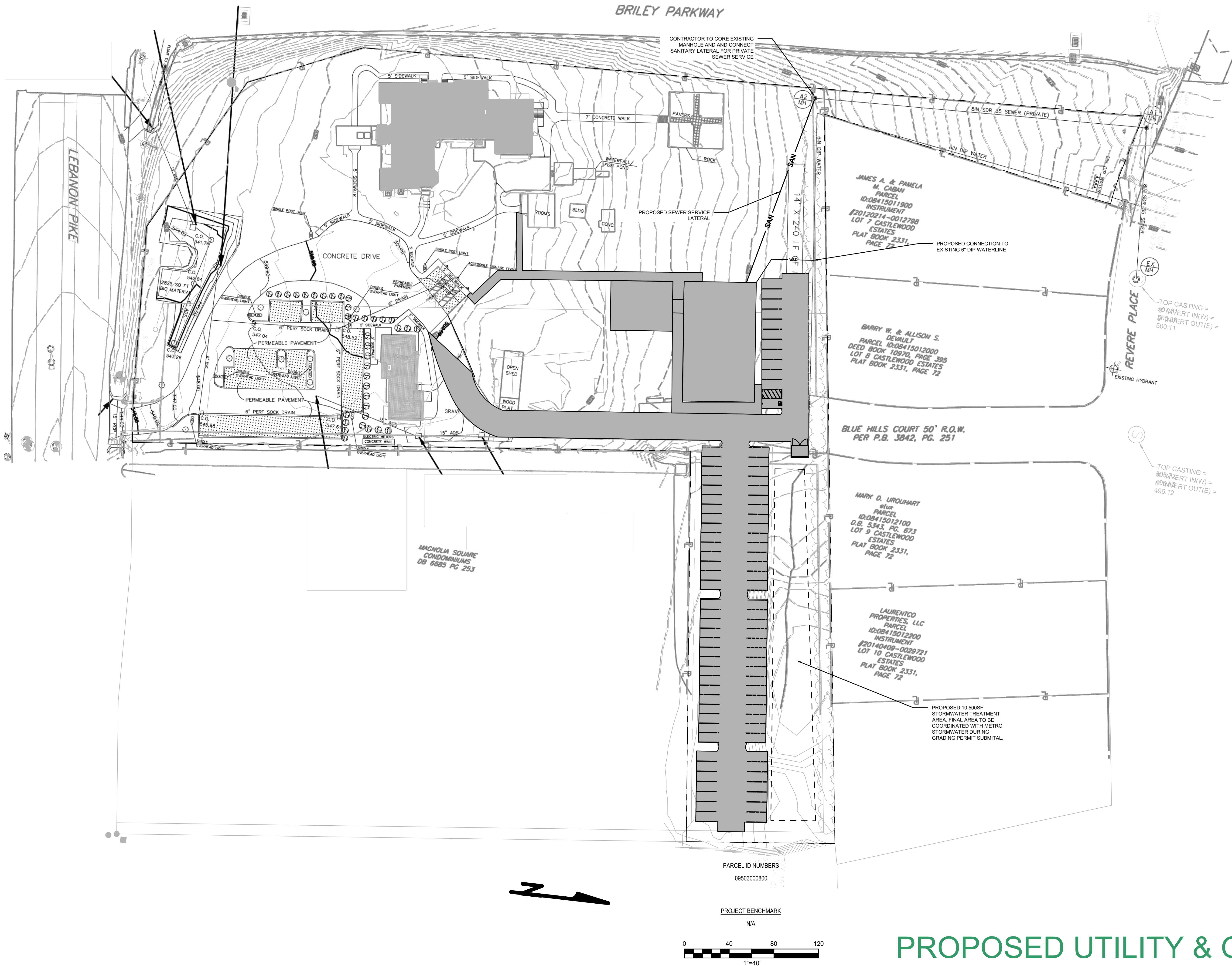
1. DRIVEWAY WIDTH IS REQUIRED TO BE 20' MINIMUM.
2. SIDEWALK AND PLANTING STRIP SHALL BE INSTALLED PER THE MAJOR AND COLLECTOR STREET PLAN REQUIREMENTS.
3. IT IS ANTICIPATED THAT ONE 8 CUBIC YARD DUMPSTER AND ONE 8 CUBIC YARD RECYCLING CONTAINER WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT. PADS ARE TO BE 12' BY 12'. LOCATION SHOWN IS APPROXIMATE.
4. ALL DRAINAGE GRATES WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE BIKE FRIENDLY VANE GRATE FOUND ON METRO PUBLIC WORKS WEBSITE.
5. ARCHITECTURAL ELEVATIONS WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL SP.
6. EIFS, VINYL SIDING AND UNTREATED WOOD SHALL BE PROHIBITED.
7. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
8. PROPOSED ACCESSORY USES SHOWN ARE WHAT IS CURRENTLY ANTICIPATED FOR DEVELOPMENT BUT ARE SUBJECT TO CHANGE BASED ON TENANT DEMAND FOR APPROVED USES UNDER CURRENT ZONING. DEVELOPER UNDERSTANDS A REVISED TIS MAY BE REQUIRED TO ACCOUNT FOR ANY CHANGE IN PROPOSED USES.
9. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

METRO PUBLIC WORKS NOTES:

1. ALL REPAIRS SHALL INCLUDE FULL LANE WIDTH RESURFACING.
2. ALL REPAIRS SHALL UTILIZE A 2-FOOT CUTBACK ON ALL SIDES EXCEPT THE EDGE OF PAVEMENT.
3. NEW UTILITY CUTS WILL BE MILLED AND PAVED TO ANY EXISTING UTILITY CUT OR DAMAGED PAVEMENT WITHIN 10 FEET. IF EXISTING CUT OR DAMAGED PAVEMENT IS LESS THAN 10 FEET IN LENGTH, THE EXISTING CUT SHALL ALSO BE MILLED AND PAVED.
4. ASPHALT REPAIR GREATER THAN 24 INCHES, ADJACENT TO CURB & GUTTER ALONG A ROADWAY SHALL HAVE A FULL LANE WIDTH PAVING.
5. FLOWABLE FILL IS REQUIRED ON ALL DOWNTOWN STREETS, COLLECTORS, & ARTERIAL STREETS. FLOWABLE FILL MAY ALSO BE REQUIRED ON OTHER STREETS AT THE DISCRETION OF THE UTILITY INSPECTORS.
6. ALL REPAIRS WILL HAVE A 1-YEAR WARRANTY.
7. PERMIT OFFICE WILL NEED TO BE NOTIFIED, WHEN REPAIRS ARE FINISHED, TO START WARRANTY PERIOD.
8. SEE METRO STANDARDS 270 THROUGH 275.
9. CURB RAMPS SHALL BE PROVIDED TO ALLOW ALL USERS TO MAKE THE TRANSITION IN GRADE FROM THE STREET TO THE SIDEWALK.
10. CURB RAMPS SHALL BE CONSTRUCTED TO THE DIMENSIONS AND FINISHED ELEVATIONS AS SPECIFIED IN THE PLANS AND/OR CONTRACT DOCUMENTS AND SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. CARE SHALL BE TAKEN TO ASSURE AN UNIFORM GRADE ON THE CURB RAMP. LONGITUDINAL AND TRANSVERSE JOINT MARKINGS SHALL NOT BE ALLOWED ON THE LANDINGS OR RAMPS.
11. DRAINAGE AND UTILITY STRUCTURES SHALL NOT BE PLACED IN CURB RAMPS OR LANDINGS.
12. THE GUTTER LINE PROFILE OF THE STREET SHALL BE MAINTAINED THROUGH THE AREA OF THE CURB RAMP.
13. THE FURNISHING ZONE BUFFERS PEDESTRIANS FROM THE ADJACENT ROADWAY, AND IS ALSO THE AREA WHERE ELEMENTS SUCH AS STREET LIGHTS, CONTROLLER BOXES, HYDRANTS, SIGNS, PARKING METERS, DRIVEWAY APRONS, GRATES, HATCH COVERS, AND STREET FURNITURE ARE PROPERLY LOCATED.

SITE SUMMARY

1. EXISTING SITE = 5.92+/- ACRES ~ 257,875 S.F.
2. ZONING = R8
3. SETBACKS
  - 3.1. STREET - 40' FROM RIGHT OF WAY
  - 3.2. SIDES - 5' FROM PROPERTY LINE
  - 3.3. REAR - 20' FROM PROPERTY LINE
4. PROPOSED AREAS
  - 4.1. BUILDING FOOTPRINTS - 9,480 SF (EVENT CENTER AND PAVILION)
  - 4.2. PAVEMENT - 34,210 SF
  - 4.3. SIDEWALKS - 3,909 SF
5. PARKING
  - 5.1. SPACES PROVIDED ON SITE
    - 5.1.1. 86 STANDARD SPACES (PROPOSED)
  - 5.2. PARKING REQUIREMENTS ARE DEPENDENT UPON EVENT SIZE. MAXIMUM NUMBER OF OCCUPANTS PER PARKING SPACES PROVIDED ARE PROVIDED FROM THE METRO TRAFFIC ENGINEER PER SECTION 17.20 OF THE ZONING CODE. SEE BE LOW NOTES REGARDING PARKING AND OCCUPANCY.
  - 5.3. METRO TRAFFIC AND PARKING NOTES
    - 5.3.1. BASED ON THE CALCULATIONS CONDUCTED FOR THE PURPOSES OF THIS STUDY, AN EVENT ON THE PROPERTY, AS IT WILL BE WITH THE CONSTRUCTION OF 84 NEW PARKING SPACES ON-SITE, WILL BE ABLE TO ACCOMMODATE A MAXIMUM CAPACITY OF 250 GUESTS WITHOUT PROVIDING OFF-SITE PARKING AND SHUTTLING. FOR EVENTS LARGER THAN 250 GUESTS, ADDITIONAL PARKING WILL BE NEEDED OFF-SITE, CONSISTENT WITH SECTION 17.20.090 OF THE CODE OF THE METRO GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY. UNDER THESE CONDITIONS, GUESTS MUST BE SHUTTLED TO AND FROM THE PROJECT SITE.
    - 5.3.2. BECAUSE LEBANON PIKE IS A MAJOR ARTERIAL ROADWAY THAT SERVES AS A PRIMARY COMMUTER ROUTE, EVENTS AT BELAIR MANSION SHOULD BE LIMITED TO WEEKENDS. SPECIFICALLY, THE PROJECT SITE SHOULD NOT CONTRIBUTE ANY TRAFFIC VOLUMES ALONG THE FRONTAGE OF THE PROJECT SITE DURING THE PM PEAK HOUR OF TYPICAL WEEKDAY COMMUTER TRAFFIC ON LEBANON PIKE.
    - 5.3.4. IF RIDESHARE/UBER TRAFFIC IS ALLOWED, DEVELOPER SHALL PROVIDE TRAFFIC OFFICERS AS NEEDED TO DIRECT TRAFFIC ON SITE.
    - 5.3.5. APPROPRIATE TRAFFIC OFFICERS SHALL BE PROVIDED TO REDUCE THE QUEUEING OF ENTERING TRAFFIC ON BRILEY PARKWAY DURING EVENTS.



IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE & OCCUPANCY PERMIT:

- UNDERGROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION AND WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT & FILL IN THE FLOODPLAIN
- SINK HOLE ALTERATIONS
- GIP-01 (LEVEL 2 BIORETENTION)
- GIP-02 (PERMEABLE PAVEMENT)

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

**DRAINAGE NOTES**

1. ALL BUILDING FOUNDATION THAT ARE WITHIN 10 LINEAR FEET OF PERMEABLE PAVERS OR BIORETENTION POND SHALL BE WATERPROOFED WITH DIMPLE MEMBRANE BOARD OR APPROVED EQUIVALENT.
2. ALL HEAVY EQUIPMENT MUST REMAIN OUTSIDE THE BIORETENTION AREA DURING AND AFTER CONSTRUCTION.
3. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH IN THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15' CMP.)

**FLOODPLAIN NOTES**

1. ACCORDING TO THE FEMA FIRM MAP #47037C, PANEL 0262H, DATED APRIL 5, 2017 THE PROJECT SITE IS IN AN AREA DESIGNATED "ZONE X" AND IS LOCATED OUTSIDE THE 500 YEAR FLOODPLAIN.

**WATER AND SEWER NOTES**

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATERS SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE CONTRACTOR IS RESPONSIBLE FOR THE TELEVISIONING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE CONTRACTOR.
5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND IN DIGITAL (.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.
9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.
12. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

**PRELIMINARY NOTE**

1. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

**ACCESS NOTE**

1. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.

**78-940 NOTE**

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-940 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE.



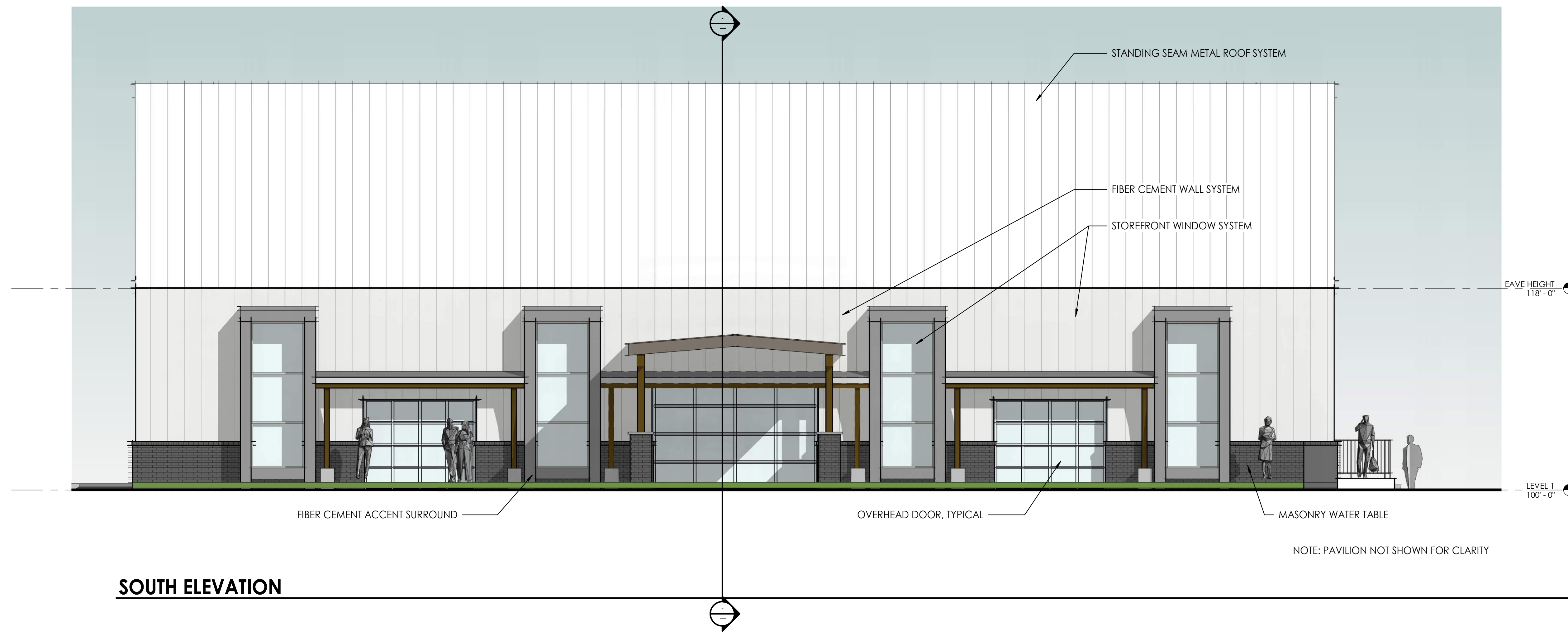
PERSEPCTIVE



PERSEPCTIVE

Not for regulatory approval, permitting, or construction.  
 Registrant's Name: David Johnston, AIA

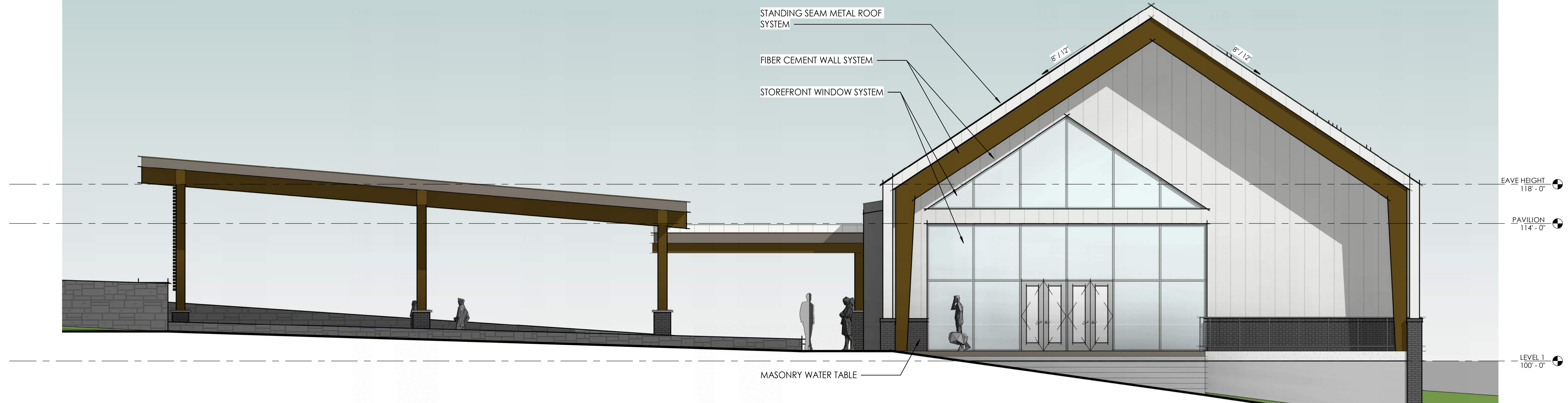
NOTE: THE ELEVATIONS AND MATERIALS ARE PRELIMINARY IN NATURE.  
 ALL MATERIALS ARE SUGGESTED AND NOT FINAL. FURTHER REFINEMENT  
 WILL BE REQUIRED BASED ON FINAL DESIGN AND ENGINEERING.



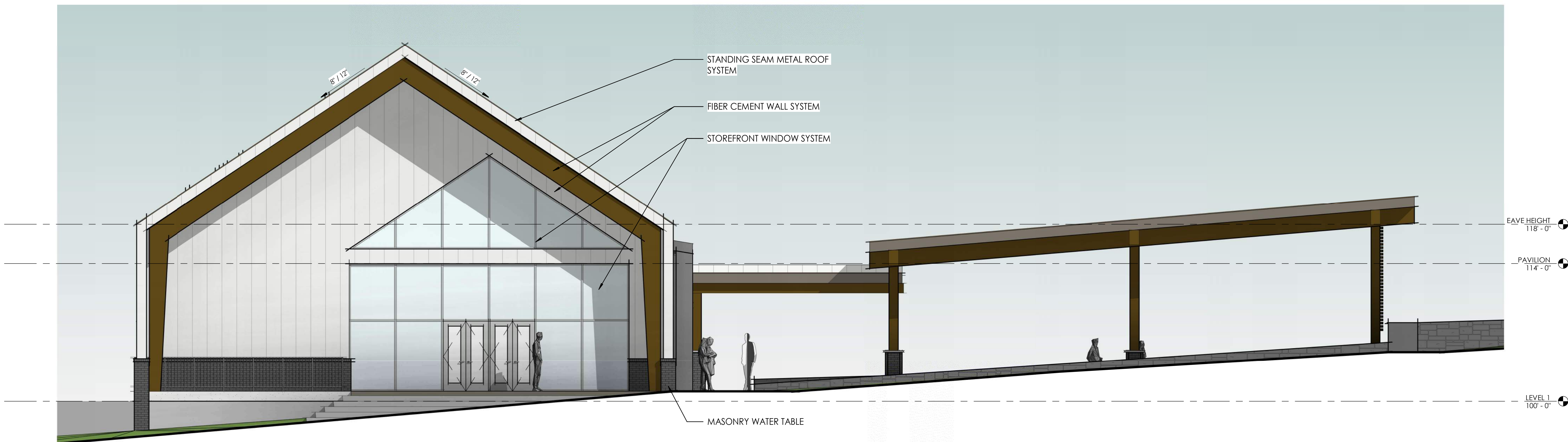
**SOUTH ELEVATION**

NOTE: THE ELEVATIONS AND MATERIALS ARE PRELIMINARY IN NATURE. ALL MATERIALS ARE SUGGESTED AND NOT FINAL. FURTHER REFINEMENT WILL BE REQUIRED BASED ON FINAL DESIGN AND ENGINEERING.

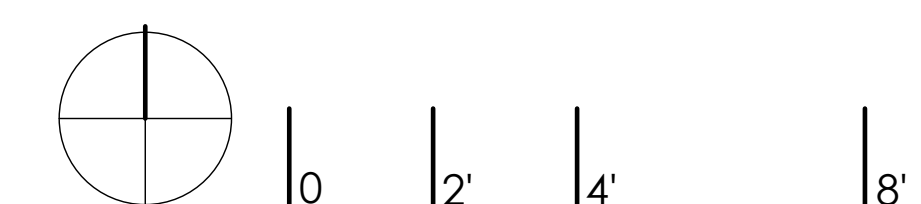
Not for regulatory approval, permitting, or construction.  
Registrant's Name: PollyAnna Little, RID

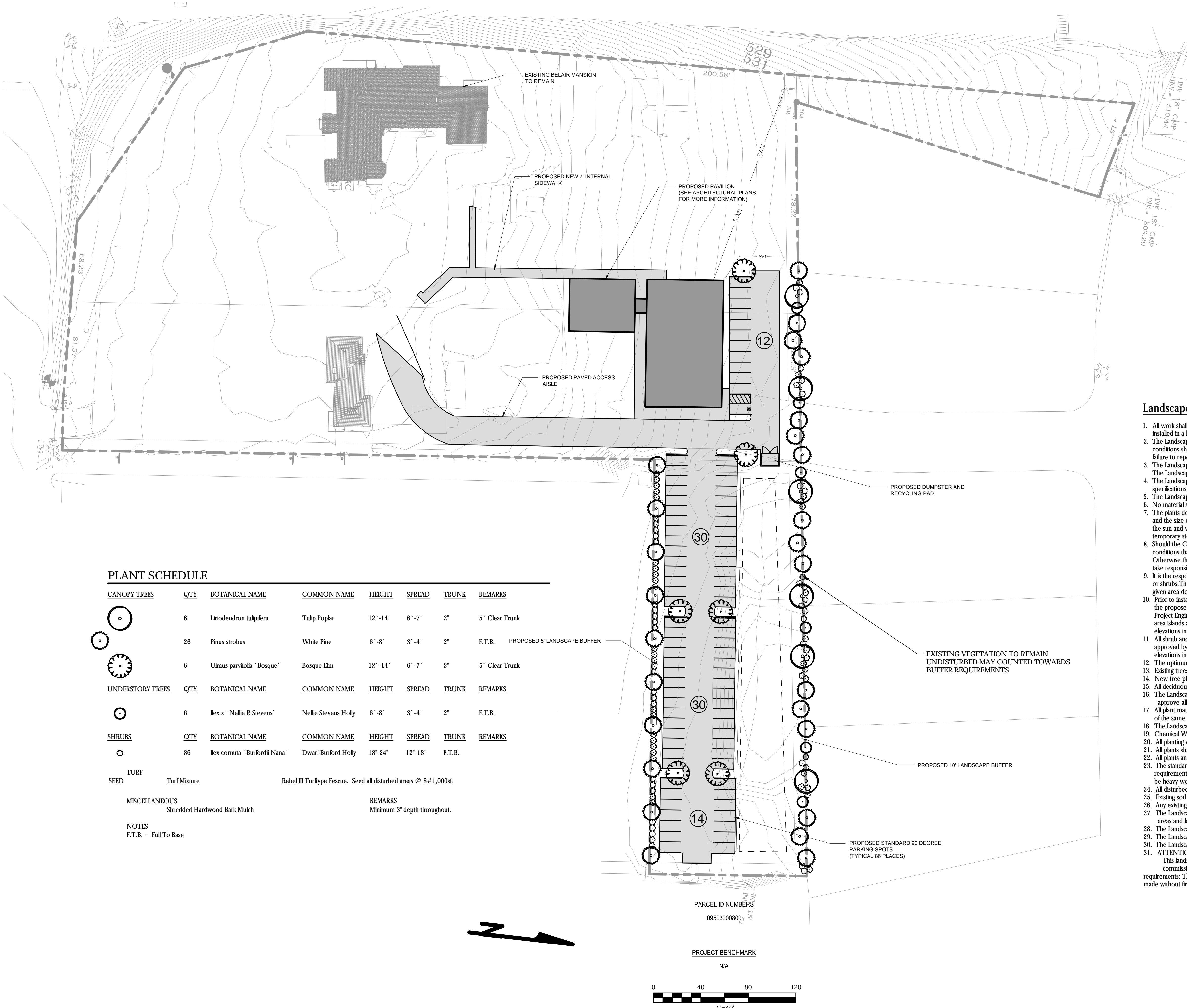


**EAST ELEVATION**



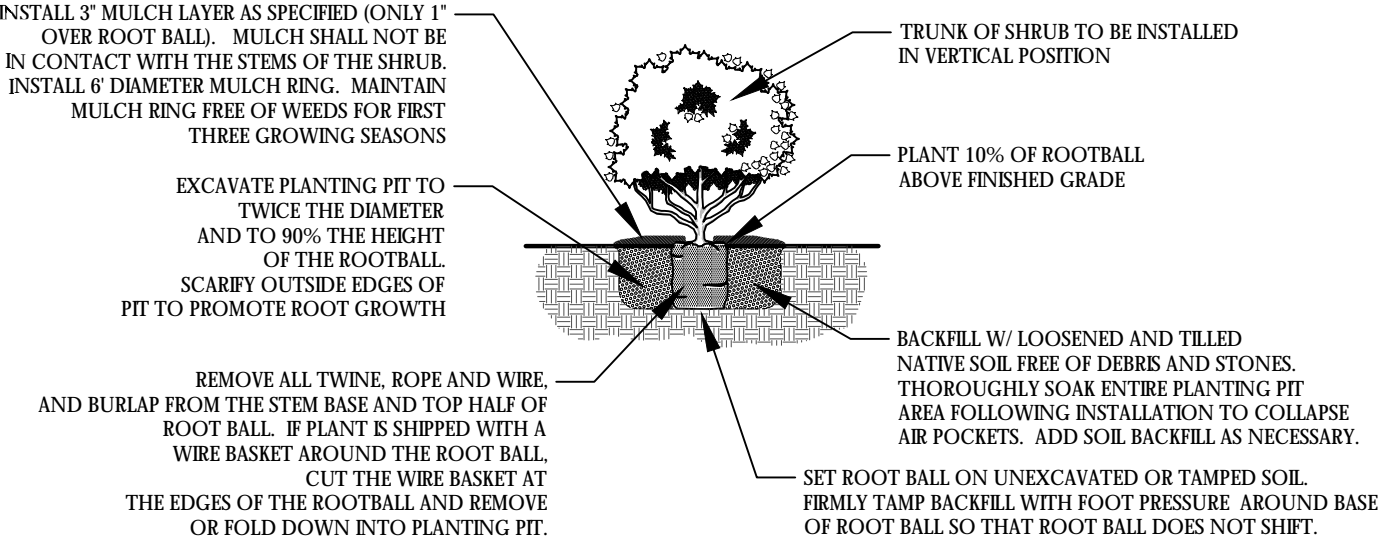
**WEST ELEVATION**





PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	6	Liriodendron tulipifera	Tulip Poplar	12'-14'	6'-7'	2"	5' Clear Trunk
	26	Pinus strobus	White Pine	6'-8'	3'-4'	2"	F.T.B. PROPOSED 5' LANDSCAPE BUFFER
	6	Ulmus parvifolia 'Bosque'	Bosque Elm	12'-14'	6'-7'	2"	5' Clear Trunk
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	6	Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	6'-8'	3'-4'	2"	F.T.B.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	86	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	18"-24"	12"-18"	F.T.B.	
TURF							
SEED	Turf Mixture		Rebel III Turftype Fescue. Seed all disturbed areas @ 8#1,000sf.				
MISCELLANEOUS							REMARKS
		Shredded Hardwood Bark Mulkh					Minimum 3" depth throughout.
NOTES							
F.T.B. = Full To Base							



SHRUB PLANTING DETAIL

NOT TO SCALE

DO NOT HEAVILY PRUNE TREE AT PLANTING AND DO NOT SHEAR TREE CROWN. PRUNE ONLY CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

INSTALL 3" MULCH LAYER AS SPECIFIED (ONLY 1" OVER ROOT BALL. MULCH SHALL NOT BE IN CONTACT WITH THE TRUNK OF THE TREE. INSTALL 6" DIAMETER MULCH RING. MAINTAIN MULCH RING FREE OF WEEDS FOR FIRST THREE GROWING SEASONS.

EXCAVATE PLANTING PIT TO TWICE THE DIAMETER AND TO 90% THE HEIGHT OF THE ROOTBALL. SCARPY OUTSIDE EDGES OF PIT TO PROMOTE ROOT GROWTH.

REMOVE ALL TWINE, ROPE AND WIRE AND BURLAP FROM THE STEM BASE AND TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET AT THE EDGES OF THE ROOT BALL, AND REMOVE OR FOLD DOWN INTO PLANTING PIT.

NOTE: In the event proposed Canopy Trees are in conflict (within 15') with proposed lightpole locations, the Landscape Contractor shall contact the Landscape Architect immediately for coordination of field adjustment.

TRUNK OF TREE TO BE INSTALLED IN VERTICAL POSITION.

PLANT TREE SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF ROOT BALL WITH SOIL.

PLANT 10% OF ROOTBALL ABOVE FINISHED GRADE.

UNDISTURBED EXISTING SOIL. BACKFILL W/ LOOSENED AND TILLED NATIVE SOIL FREE OF DEBRIS AND STONES. THOROUGHLY SOAK ENTIRE PLANTING PIT AREA FOLLOWING INSTALLATION TO COLLAPSE AIR POCKETS. ADD SOIL BACKFILL AS NECESSARY.

SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. FIRMLY TAMP BACKFILL WITH FOOT PRESSURE AROUND BASE OF ROOT BALL SO THAT ROOT BALL DOES NOT SHIFT.

TREE PLANTING DETAIL

NOT TO SCALE

Landscape Notes:

- All work shall be performed by fully qualified Plasmen. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the contractor's responsibility for care.
- The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. The Landscape Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from landscape construction.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth on this plan set and the specifications.
- The Landscape Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- No material shall be planted before finish grading has been completed.
- The plants delivered to the project site shall be planted as soon as site conditions permit. Take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind; water plants so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect.
- Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise the Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and contractor shall take responsibility for the cost of any revision.
- It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil of planting mix and installing trees or shrubs. The Contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. If the soil at a given area does not drain properly, a PVC drain or gravel sump shall be installed or the planting relocated to and area approved by the Owner's Representative.
- Prior to installation of plant materials, the width and length of all parking lot landscape island and median areas are to be excavated to a depth of 24 inches below the proposed top of pavement elevation. Excavated material is to be removed from the landscape areas and disposed of off site or in an area approved by the Project Engineer. No asphaltic construction trash and/or materials are to be left in the topsoil and planting mix backfill and/or subgrade of any proposed parking area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and to the elevations indicated on the grading plans.
- All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 inches and disposed of off site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted topsoil to the elevations indicated on the grading plans as per the specifications.
- The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- New tree plantings are to be staked per planting details. Trees that are not staked according to detail will be rejected.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The Landscape Contractor shall stake or mark all plant material locations prior to installation. The Landscape Contractor shall have the Owner's Representative approve all staking prior to installation.
- All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species quantity and size and meeting all plant list specifications.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Chemical Weed Control (pre-emergent, i.e. Trellan) shall be applied to all landscape areas prior to any plant installation.
- All planting areas shall receive a 3" layer of the mulch as specified in the materials schedule, which is to be watered-in after installation.
- All plants shall be vigorous, healthy material, free of pests and disease.
- All plants and trees must meet all requirements specified in the plant list, details, and specifications.
- The standards set forth in 'American Standard for Nursery Stock' represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- Existing sod shall be removed as necessary to accommodate new plantings.
- Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
- The Landscape Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, of all planting areas and lawns per project specifications until total acceptance of the work by the owner.
- The Landscape Contractor shall completely guarantee all work for a period of one year beginning at the date of total acceptance.
- The Landscape Contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- ATTENTION: OWNER/INSTALLER. This landscape plan has been designed to meet the minimum requirements of the City of Nashville zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; Thus problems may arise with releasing the performance/ maintenance bond for landscaping. Deviation from the approved landscape plan shall not be made without first consulting Greenspace Design and then obtaining approval from either the planning commission or the planning department.